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Prepared by:
S. Michael Peck, Esq.
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Doc#: 1422619089 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2014 11:59 AM Pg: 1 of 5

After Recording Return to:
Horwood Marcus & Berk
500 West Madison Street
Suite 3700
Chicago, IL 60661

SPECIAL WARRANTY DEED

Dated August 4, 2014

By

NGFY Properties LLC, an Illinois limited liability company
("Grantor")

To

SP Monroe, LLC, an Illinois limited liability company
("Grantee")

Property commonly known as: 1000 West Monroe Street, Chicago, Illinois 60607

Tax Identification No: 17-17-205-023-0000 and 17-17-205-024-0000

Mail Tax Bills to: SP Monroe, LLC, 400 N. LaSalle Dr., Apt. 805, Chicago, IL 60654

REAL ESTATE TRANSFER TAX

14-Aug-2014



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

17-17-205-023-0000 | 20140801618828 | 0-483-010-688

REAL ESTATE TRANSFER TAX

14-Aug-2014



COUNTY:	1,150.00
ILLINOIS:	2,300.00
TOTAL:	3,450.00

17-17-205-023-0000 | 20140801618828 | 1-091-901-568

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This Instrument Prepared By:

S. Michael Peck, Esq.
 c/o Prairie Capital, L.P.
 191 North Wacker Drive
 Suite 800
 Chicago, IL 60606

After Recording Return To:

Kristin S. Nordman, Esq.
 Horwood Marcus & Berk
 500 West Madison Street
 Suite 3700
 Chicago, IL 60661

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed") is made this 4th day of August, 2014, by **NGFY PROPERTIES LLC**, an Illinois limited liability company ("**Grantor**"), having an office at 2200 South Loomis, Chicago, IL 60608, to **SP MONROE, LLC**, an Illinois limited liability company ("**Grantee**"), having an office at 400 North LaSalle Drive, Apartment 805, Chicago, IL 60654.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook, and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof together with all improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Seller's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements and strips or gores of land adjacent thereto (the "**Property**"), subject only to those matters described on **Exhibit B** attached hereto and made a part hereof (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

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EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Lot 58 and 59 in E.K. Subdivision of Lots 1 and 2 in Block 5 in Ducan's Addition to Chicago with Block 1 in the Canal Trustee's Subdivision of the West ½ of the West ½ of the Northeast ¼ of Section 17 Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY ADDRESS: 1000 West Monroe Street, Chicago, Illinois

TAX IDENTIFICATION NO: 17-17-205-023-0000 and 17-17-205-024-0000

Property of Cook County Clerk's Office

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Real estate taxes not yet due or payable.
2. Encroachments that may be shown by a recent survey that do not interfere with the use of the property as a commercial building and do not result in the removal of the property.
3. Rights of tenants as shown on the rent roll.

Property of Cook County Clerk's Office